



CITY OF NORTH MIAMI HOUSING & SOCIAL SERVICES DEPARTMENT

2020-2021 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

PREPARED FOR SUBMISSION TO THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

December 17, 2021

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The following PY 2020-2021 Consolidated Annual Performance and Evaluation Report (CAPER) outlines the results of City of North Miami's efforts to implement strategies, programs and activities to realize the goals and objectives set forth in the Five-Year Consolidated Plan (PY2020-2021) and the PY2020-2021 Annual Action Plan. The City received Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program funds from the U.S. Department of Housing and Urban Development (HUD). The City also received Florida State Housing Initiatives Program (SHIP) funding for affordable housing. Projects and activities selected for funding were based on their ability to address affordable housing needs, stimulate neighborhood revitalization, improve the living environment, and foster community development and economic growth. In the first year (PY2020-2021) of the current Consolidated Plan period, the City used federal and State funds for deferred loans and grants to eligible low-to-moderate-income (LMI) residents with incomes at or below 80% of the area median income (AMI). Funded activities for housing were home repairs for single-family homeowners, first-time homebuyers, and very-low -and low-income renters at risk of homelessness. The City funded the improvement of public facilities that benefits households, public services to youth, families, and the elderly, and business assistance to micro and small businesses providing services to areas where at least 51% of the population are LMI households. The age of the housing stock in the City and the pace of deterioration of homes continues at a faster pace than income growth. The City addressed affordable housing through the home repair of owner-occupied houses, homebuyer subsidy, and addressing lead paint issues. Due to the COVID-19 pandemic, resulting social distancing, and business closures leading to economic dislocation and job losses, the City received two rounds of supplemental CDBG funding. The Community Development Block Grant CARES (CDBG-CV) Act provides grants to local governments to prevent, prepare for, and respond to the spread of COVID-19. The CAPER covers the period October 1, 2020, through September 30, 2021. In addition to the entitlement grants, the City received COVID-19 related funding from the State of Florida.

Overall Housing Accomplishments: Forty (40) LMI households received assistance under the owner-occupied rehabilitation program. Of the forty households served with homeowner rehabilitation, funding from the City's General Fund and the North Miami Community Redevelopment Agency (CRA) assisted seven (7) households. Fifteen (15) of the forty cases were elderly low-income households. Seventy-eight (78) renter households at risk of homelessness received tenant based rental assistance (TBRA) along with another 245 renter households who received emergency subsistence assistance to pay rent, mortgage and utilities in response to the coronavirus pandemic. Funding from all federal, State, and local sources was used to assist a total of 363 households with housing related assistance as follows:

- 1. CDBG Funded Housing Accomplishments:** Owner-occupied housing rehabilitation was completed on sixteen (16) single family homes using \$349,165 in CDBG funds. Under the elderly rehabilitation program, no cases were completed. However, seven (7) elderly (62 and older) households received assistance under the non-elderly CDBG-assisted program. For PY2020, \$635,389.81 in CDBG funding was expended on housing rehabilitation including incomplete cases due to the pandemic related delays such as labor and materials shortages and business closures.
- 2. HOME Funded Housing Accomplishments:** Single family owner-occupied rehabilitation: fifteen

single family homes were completed using \$385,027 in HOME funds. Of the total cases, eight (8) were elderly (62 and older) households that received assistance under the program. A total of \$609,546.35 in HOME funds was spent on housing rehabilitation activities including cases that were not completed due to the pandemic related delays such as labor and materials shortages and business closures.

3. **HOME Tenant Based Rental Assistance (TBRA):** seventy-eight very low -income households were provided with HOME tenant based rental assistance to cover rental deposit and rent to prevent homelessness. HOME funds of \$131,414 including HOME CHDO funds reallocated to the TBRA activity was expended on this activity in the reporting period.
4. **Other Housing Program Resources – Florida State Housing Initiatives Program (SHIP):** Single family owner-occupied rehabilitation: SHIP funds of \$43,869 was expended to repair two (2) single family homes for LMI households. No SHIP funds were spent on first time homebuyer activity. Expenditures of \$19,490 from the City’s General Fund and \$110,472 from the North Miami CRA were used to assist six (6) households with owner-occupied rehabilitation. The City also received and expended received \$276,000 from the State of Florida through the Coronavirus Relief Funds (CRF). 103 LMI households were assisted with Emergency Rental Assistance and 24 LMI households were assisted with Emergency Mortgage Assistance payments. CDBG-CV funding in the amount of \$255,842 was used to assist 118 households with mortgage and rent assistance.

Overall Non-Housing Accomplishments

A total of 177 households were assisted with public services funded using a total of \$59,618.22 in CDBG funding for the period. A total of \$24,987.18 in CDBG funding was used to improve the Thomas Sasso pool as a Public Facilities activity in an area of the City where at least 51% of the population are LMI. The City generated economic development opportunities by assisting small businesses and micro enterprises using regular CDBG funds (seven entities) and CDBG-CV funds (45 entities). CDBG-CV funds were used to assist 570 persons with meal assistance, seventy-two persons with mental health counseling, and fifty-four individuals with workforce training in response to COVID-19. The North Miami CRA assisted 142 households with COVID-19 Emergency Rental & Eviction Prevention Assistance and 38 LMI households with Utility Payments assistance. From all sources, a total of 1,087 persons were assisted.

Planning and Administration

A total of \$198,762.62 in CDBG, \$20,988.44 in HOME, and \$51,314.58 in CDBG-CV funding covered the costs of planning and administration of the grants including fair housing activities.

Leveraging - other program resources and investments.

The table below lists the local and State funding sources leveraged to assist the City in meeting its Consolidated Plan objectives and goals.

Funding Source	Amount received	Amount Spent	No. of housing units	No. of businesses	No. of Families
State of FL SHIP Funds	\$130,913	\$43,869	2	0	2
North Miami CRA	\$620,267	\$110,472	6	0	6
North Miami General Fund	\$106,261	\$19,490	1	0	1
State of Florida COVID-19	\$276,000	\$276,000	0	0	127
	\$1,133,441	\$ 449,831	9		136

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Py2020 Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 1 st Program Year	Actual – 1 st Program Year	Percent Complete
Assistance to microenterprises or small businesses	Non-Housing Community Development		Businesses assisted	Businesses Assisted	0	0		0	7	700%
Assistance to microenterprises or small businesses	Non-Housing Community Development		Housing for Homeless added	Household Housing Unit	0	0				
Expand supply of owner-occupied housing. DH1.3	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	2	0	0%
Expand supply of renter-occupied housing. DH1.5	Affordable Housing		Other	Other	0	0		0	0	
Increase Quality of Public Facilities. Obj.: SL1.1	Non-Housing Community Development		Other	Other	0	0		0	One facility	100%
Maintain safe and affordable housing for elderly D	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	40	0	0.00%	8	0	0%
Maintain safe and affordable housing. DH1.4	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	160	0	0.00%	32	31	0%

Goal	Category	Py2020 Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 1 st Program Year	Actual – 1 st Program Year	Percent Complete
Planning and grant administration	Affordable Housing, Homeless Non-Homeless Special Needs Non-Housing Community Development Planning and Administration	CDBG: \$ / HOME: \$ / State of Florida SHIP: \$	Other	Other	1	0	0.00%	1	1	100%
Provide housing programs for at-risk homeless DH2.	Affordable Housing Homeless	HOME: \$ / State of Florida SHIP: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	190	26	13.68%	38	78	205%
Provide housing programs for at-risk homeless DH2.	Affordable Housing Homeless	HOME: \$ / State of Florida SHIP: \$	Other	Other	50	0	0.00%	50	0	0%
Provision of public services Obj.: SL2.1	Non-Housing Community Development	CDBG: \$	Public service activities other than LMI Housing Benefit	Persons Assisted	10000	90	0.90%	2000	177	9%

Goal	Category	Py2020 Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected 1 st Program Year	Actual – 1 st Program Year	Percent Complete
Provision of public services Obj.: SL2.2	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than LMI Housing Benefit	Persons Assisted	0	0		25	0	0%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

DRAFT

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In the first year of the City's performance in achieving its PY2020-2024 Consolidated Plan goals, the impact of the COVID-19 pandemic continued to be felt significantly. Due to social distancing requirements and closures of government offices, businesses, and other workplaces, service providers had to cut back or eliminate services and beneficiaries had challenges in accessing services. Some organizations were able to adjust to some degree by using virtual platforms and telephone. However, there are some services that could not be delivered virtually and highlighted the digital divide where LMI and elderly households had limited access to broadband internet services and computers or had difficulty in using them. The goals under the City's five-year Consolidated Plan priorities of maintaining safe and affordable housing through single family rehabilitation and direct financial assistance to homebuyers; increase in public services, tenant based rental assistance, and increase in quality public facilities were reduced. Due to social distancing requirements, many public services requiring face to face communication such as training were unable to proceed or used virtual platforms to deliver services. Only nine percent of the public service goals for PY2020 were met. HOME CHDO, 1st Time Homebuyer programs and CDBG public services for the summer youth job program were canceled due to social distancing rules and other priorities.

The City's highest priority is assistance to low and moderate-income homeowners who are unable to make needed home repairs. Home improvements contribute to stability and quality of life for residents. Another high priority is assistance to eligible first-time homebuyers unable to produce down payment and or closing costs to purchase a home. In PY2020, the City made great progress in aiding eligible single-family homeowners but was unable to assist first-time homebuyers due to the cost of housing. The City assisted forty homeowners with rehabilitation including fifteen elderly households from federal and non-federal sources and assisted 150 households at risk of homelessness with HOME and CDBG-CV funds.

The FY 2020-2024 Consolidated Plan did not make any projections about business assistance and job creation even though it was a high priority need. In FY 2020-2021, seven (7) businesses were assisted with energy saving repairs and workforce development through CDBG which are Consolidated Plan priorities.

Lead Based Paint Inspections. Thirty-one (31) single family homes were evaluated for lead based paint using \$5,475 in CDBG, HOME, and SHIP funds during the reporting period.

General Funds & Community Redevelopment Agency (CRA): Seven (7) LMI households were assisted with a non-federal allocations of \$129,962 during PY 2020-2021 for housing rehabilitation. In addition, North Miami CRA provided \$469,008 for COVID-19 related Emergency Rental & Eviction Prevention Assistance which served 142 households and \$52,298 in Utility Payments which served 38 LMI households

HOME CHDO: Construction started on a HOME assisted mixed-financing new construction project of five (5) units of rental housing for low-to-moderate income elderly households. The project included North Miami CRA funding, TD Bank Grant funding, and developer equity and is being developed by Reva Development, a certified HOME CHDO. The project is still ongoing. The developer has experienced delays not only due to the pandemic, but also with increases in construction materials. They now must obtain other sources to fill the financing gap. The project is subject to a waiver of the HOME completion deadline until March 2022 under the latest *"Additional HUD Waivers and Suspensions of the HOME Program Requirements"* (September 27, 2021) for projects within the four-year project completion term. Using HUD CHDO waivers, the City reallocated HOME CHDO funds from FYs, 2018, 2019, and 2020 to be used for tenant based rental assistance. 78 LMI households were assisted with tenant based rental assistance.

CDBG Non-housing accomplishments: Seven (7) small businesses and microenterprises were assisted with a regular CDBG grant for energy improvements and workforce development. Funds allocated to community-based organizations (CBOs) provided public services such as after school programs for youths, programs focusing on college preparation and career exploration, providing senior citizens with home delivered meals, home health care services, and transportation. A total of 177 low-to-moderate-income individuals received CDBG public services through six (6) CBOs for a total expenditure of \$59,618.22. Two of the eight (8) CBOs who were awarded CDBG funds, and a City-administered program were unable to provide services during the period due to pandemic and social distancing requirements. See table below.

North Miami PY2020-2021 Public Services Activities

CBO PY2020-2021 CDBG Funded Public Services			
Implementing Entity	LMI Persons Assisted	Funds Awarded	Total Expended
MJD Wellness and Community Center (Mental Health)	15	\$15,000.00	\$ 0
Prosperity Social & Community Dev. Group Inc	9	\$10,000.00	\$10,000
N. Miami Foundation for Senior Citizens' Services Inc	22	\$37,284.00	\$37,284.00
The Russell Life Skills and Reading Foundation, Inc.	No activity due to COVID-19	\$13,146.00	\$0
Avenues of Excellence, Inc.	52	\$10,000.00	\$ 4,483.63
Experts Resource and Community Center, Inc.	59	\$10,000.00	\$ 6,666.67
Global Innovative Foundation Inc	No activity due to COVID-19	\$11,250.00	\$ 1,183.92
Communities United, Inc.	20	\$ 5,750.00	\$0
Youth Opportunity Board (City administered)	No activity due to COVID-19	\$23,587.00	\$0.00
Total	177	\$112,430.00	\$59,618.22

CDBG-CV Non-housing Accomplishments: The City received a total of \$1,090,683 in CDBG-CV funding in two rounds through a FY 2019-2020 Annual Action Plan amendment.

In PY2020, \$86,366 in CDBG-CV funding was used to fund forty-five small businesses or microenterprises to weather the pandemic, make operating adjustments such as virtual platforms, and to restart after the economies opened. A total of \$ 51,314.58 in CDBG-CV funds was spent for planning and administration.

A total of \$155,987.19 in CDBG-CV funds was expended on meal assistance under public services category and served 570 persons in Round 3 funding.

A total of \$ 255,842 in CDBG-CV funds (Round #1 - \$157,254 and Round #3 - \$98,588) was expended and assisted 118 households with emergency subsistence payments for rent and utility assistance to prevent homelessness due to foreclosures and evictions. Seventy-two individuals were assisted with CDBG-CV funded mental health counseling services during the period in the amount of \$39,984. 54 LMI individuals were assisted with workforce training for COVID-19 response. Each low- to moderate-income student will receive grant assistance of up to five hundred dollars (\$500.00) to cover the cost of certification.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	113	4
Black or African American	653	31
Asian	2	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	768	35
Hispanic	165	4
Not Hispanic	603	31

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City maintains records on the racial and ethnic status of all beneficiaries under the CDBG, CDBG-CV, HOME, and State SHIP Programs. See details below on the racial and ethnic breakdown of households assisted.

Housing: Single Family Housing Rehabilitation: A total of forty low-to-moderate-income households were assisted with home repairs under all four (4) funding sources, CDBG, HOME, SHIP, and Miami CRA funding. Under the CDBG non-elderly housing rehabilitation program, of the forty households assisted, thirty-two were black, and three White. Three were of Hispanic origin and fifteen were elderly headed households. Under the SHIP program, two (2) of the households assisted, both were Black with non-Hispanic origin.

HOME Tenant Based rental assistance: seventy-eight households were assisted of which sixty-seven were Black with non-Hispanic ethnicity and eleven were White with Hispanic ethnicity.

CDBG-CV emergency subsistence payments for rent assistance funds assisted 118 households of which 101 households were Black, and 17 were White. Fifteen were of Hispanic origin. All 188 were extremely low income.

CDBG-CV funded mental health counseling served seventy-two persons. Of the persons assisted, 63 were extremely low income, seven (7) low income, and two (2) moderate-income. Sixty-seven were Black, three (3) were white, and two were other-multiracial. Five were of Hispanic ethnicity and the remainder were non-Hispanic.

CDBG-CV Workforce Training for COVID-19 response assisted 54 LMI individuals. Of that number, ten were White, forty-four were Black with nine (9) were of Hispanic origin. All fifty-four persons were low income

Non-Housing:

1. **Public Services:** 177 persons were assisted with public services of which 127 were Black, eleven were White, and twenty-six were other/multi-racial with total of fourteen of Hispanic origin. In addition, twenty-two were elderly, and person with disabilities.
2. **Public facilities:** \$24,987.18 in CDBG funds were expended for pump repairs at the Thomas Sasso pool under the CDBG public facilities activity.

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CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	776,658	
HOME	public - federal	316,719	
CDBG-CV	public - federal	1,090,683	
Other	public - state	103,913	

Table 3 - Resources Made Available

Narrative

Available Funding: The City of North Miami received \$776,658 in CDBG and \$316,719 in HOME funds for PY2020 from HUD, totaling \$1,093,377 in federal formula grants. An additional amount of 1,090,683 in CDBG-CV funds under the CARES Act was received via two amendments to the PY2019 Annual Action Plan to address the impact of the pandemic. The City also received program income from repayments of HOME funds of \$57,123.51 in the reporting period. Balance of PI at the beginning of PY2020 was zero. These program income funds were allocated for single family rehabilitation activities. SHIP funds in the amount of \$103,913 was received in PY2020 to carry out housing activities as outlined in the Program Year 2020/First Program Year Action Plan. As well, \$726,528 was received from the North Miami CRA and the City's general funds. The City received \$276,000 from the State of Florida for COVID-19 response. No publicly owned land or property within the City was used to address affordable housing needs in PY2020.

Expenditures: CDBG funds of \$419,755 was expended on single-family housing rehabilitation including activity delivery costs and \$59,618 on public services. HOME funds were expended in the amount of \$385,027 on single-family housing rehabilitation, and \$131,414 in HOME funds for Tenant Based Rental Assistance; Funds in the amounts of \$198,762 in CDBG and \$20,988 in HOME were expended on planning and administrative activities in PY2020. State SHIP funds of \$43,869 was spent on housing rehabilitation. HOME program income of \$57,123 was expended during the period.

Overall, CDBG funds of \$687,135 and HOME funds of \$537,429 were expended in PY2020 to further the objectives of the City's 2020-2024 Consolidated Plan. In addition, North Miami CRA provided \$469,008 for COVID-19 related Emergency Rental & Eviction Prevention Assistance which served 142 households and \$52,298 in Utility Payments assistance which served 38 LMI households.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	97	97	Housing and public services offered Citywide
Low & Moderate-Income Areas	3	3	Small business assisted

Table 4 – Identify the geographic distribution and location of investments

Narrative

The majority of the City's CDBG and HOME activities are conducted on a Citywide basis and are focused on people and not a place-based strategy.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

For PY2020, North Miami utilized HOME and CDBG funding to leverage \$130,913 in State of Florida SHIP funds for owner-occupied housing rehabilitation. No HOME match was required. As well, to address affordable housing in the City, during the PY2020 program year, the City Council in partnership with the North Miami CRA approved and allocated a total of \$726,528 in general funds to address the need for affordable housing because of its experience with the federal block grant programs. Of the General Fund amount, \$129,962 was expended for single family housing rehabilitation.

The City of North Miami is not subject to the HOME match for FY 2019 as it received 100% HOME match reduction. When a local jurisdiction satisfies both distress criteria of individual poverty rate and per capita income (PCI), it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. PY2020 individual poverty rate and per capita income (PCI) income were based on data obtained from the ACS 2013-2017 5-Year Estimates from the Census. These were the latest data available at the time. For a jurisdiction to qualify as distressed:

FY 2020 Calculations

- FY 2020 individual poverty rate and per capita income (PCI) income were based on data obtained from the ACS 2013-2017 5-Year Estimates from Census. These were the latest data available at the time.
- For a jurisdiction to qualify as distressed based on the poverty criterion, its percentage of persons in poverty must have been at least 18.64 percent, which is 125 percent of the average national rate for persons in poverty of 14.91 percent. **North Miami's percentage is 25.83%**
- For a jurisdiction to qualify as distressed based on the PCI criterion, its average PCI must have been less than \$23,229 which is 75 percent of the average PCI of \$30,972
- **North Miami's PCI for FY 2020 was \$25,067.43**

Also, see following web link. [FY 2020 HOME Match Historical Information - HUD Exchange](#)

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	Not applicable
2. Match contributed during current Federal fiscal year	Not applicable
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	Not applicable
4. Match liability for current Federal fiscal year	Not applicable
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	Not applicable

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non- Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastru cture	Site Preparat ion, Construc tion Material s, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0.00	57,123.51	57,123.51	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	38	78
Number of Non-Homeless households to be provided affordable housing units	34	40
Number of Special-Needs households to be provided affordable housing units	8	0
Total	80	118

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	38	78
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	40	40
Number of households supported through Acquisition of Existing Units	2	0
Total	80	118

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Affordable housing activities funded included support for housing development, first-time homebuyer assistance, housing rehabilitation, roof and window replacements, painting, hurricane shutter installation assistance, tenant based rental assistance and lead based paint inspections.

The City met its overall annual goal of assisting households with affordable housing. Forty (40) households were assisted with housing rehabilitation, and tenant based rental assistance using CDBG and HOME. Seventy-eight (78) households were assisted with HOME tenant based rental assistance. Due to the high cost of housing in North Miami and limited subsidies from other partners, it has been difficult to meet the first-time homebuyer targets overall.

Construction on a CHDO project projected to provide five affordable housing units for elderly was delayed due to the pandemic and higher construction costs.

Discuss how these outcomes will impact future annual action plans.

FY 2020-2021 is the first year of the City's PY2020-2021 Five-Year Consolidated Plan. Housing accomplishments for this year total fifty units/households assisted with housing activities. The CHDO new construction goals are behind schedule due to the lack of affordable housing in North Miami. The City is pursuing a strategy where HOME funds can be leveraged with County, State and private grant dollars and vacant lots secured through foreclosure to reduce the development cost.

The acquisition and development costs of affordable housing and the limited amount of HOME funds available for CHDO projects has resulted in the City being unable to finance viable CHDO projects. The City amended the Con Plan to use HOME CHDO funds from FY2020-2021 **(\$44,723.00)** through CHDO waivers granted by HUD to provide funding for emergency rental assistance payments to response to the impact of the COVID-19 pandemic.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	9	86
Low-income	7	7
Moderate-income	0	
Total	16	93

Table 13 – Number of Households Served

Narrative Information

The City sought to address “worst case needs” and meeting the needs of persons with disabilities during the period by focusing on individuals and families at risk of homelessness and elderly homeowners. Worst case needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or have been involuntarily displaced.

Homeless Prevention: Due to COVID-19, many individuals and families lost jobs due to business closures and social distancing requirements. This resulted in more persons at risk of homelessness. In response, the City converted HOME CHDO funding to assist seventy-two persons who were at risk of homelessness with Tenant Based Rental Assistance (TBRA). Typically, the City serves two to four households annually.

Elderly Homeowners: According to the 2012-2016 CHAS data, there are 6,510 persons over the age of 65 residing in North Miami and 3,293 households with at least one person over the age of 65. ACS data used to create the 2011-2015 CHAS notes that there are 3,930 households with a member 62-74 years of age and 1,615 households with a household member 75 years of age and older. Many households containing elderly members have a HAMFI of low-and-moderate income with those with 62-74 members comprising of 62% and those with members over 75 years old comprising 69%. Of the population 65 years and over, 2,200 (33.6%) are estimated to have a disability. About 9% of male and female identifying persons respectively have a disability. When looking at disability type in North Miami, persons with ambulatory limitation experience made up the highest percentage with 3,110 persons followed by cognitive

difficulties (2,413), vision difficulties (1,046), and hearing (1,018). Elderly homeowners are more likely to include persons with disabilities. The City has a CDBG owner-occupied rehabilitation program that aids with households with an elderly adult (62 years or older), but no cases were completed this year. Fifteen (15) elderly homeowners were assisted with rehabilitation projects under the CDBG non-elderly program and HOME program. Under the regular homeowner rehabilitation programs, some elderly households were assisted but were not persons with disabilities. Eight (8) elderly homeowners were assisted under HOME and seven (7) under CDBG.

Housing: During PY2020, forty households were served with housing through the CDBG and HOME programs, funds from the Florida SHIP program, the City's general fund, and North Miami CRA funding.

1. **CDBG:** For CDBG Rehabilitation, of the sixteen households assisted, nine (9) were extremely-low-income, and seven (7) were low-income. Seven (7) of the households were elderly/special needs.
2. **HOME:** For HOME, of the seventy-eight households receiving tenant based rental assistance, seventy-eight were extremely-low-income. Of the fifteen households receiving HOME housing rehabilitation funds, eight (8) were extremely-low -income, and seven (7) were low-income. Eight (8) households were elderly and/or special needs.
3. **SHIP:** For SHIP rehabilitation, of the two (2) households served with SHIP funds, two (2) were low-income. Two (2) of the households were elderly and/or special needs.
4. **Local General Funds:** The City assisted seven (7) additional low to moderate-income families with single family housing rehabilitation using local non-federal funding. Of the seven (7) households, three (3) were very-low income, Two (2) were low-income, and two (2) were middle-income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City does not have the resources to implement a sustainable assessment and homelessness prevention program. Inquiries in this regard are referred to Miami Dade County Homeless Trust.

Addressing the emergency shelter and transitional housing needs of homeless persons.

No funds were specifically allocated for Homeless Needs as this is not a priority need in the City. Individual residents who may become homeless are referred to Miami-Dade County Homeless Trust and social services agencies who undertake direct homeless prevention activities. Inquiries in this regard are referred to Miami Dade County Homeless Trust.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

While the City of North Miami does not provide resources for meeting the needs of those that are currently homeless, the City does provide some resources to prevent families from becoming homeless. Housing rehabilitation deferred loans for homeowners that are low- to moderate-income and elderly help them to maintain their homes in livable conditions. The City also provides a small allocation for financial assistance to families experienced financial difficulties. The assistance is in the form of rent/utility subsistence payments not to exceed \$1,500 per household. The City also received CDBG-CV funding which was used for rent/mortgage/utility subsistence payments to assist persons impacted by the pandemic.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

No funds were allocated for Homeless Needs as this is not a priority need in the City and resources are inadequate to meet the need. Residents who have a need are referred to the County's Homeless Trust.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing.

There are no Public Housing units located in the City of North Miami. However, families with Section 8 housing choice vouchers are residents of the City. The City of North Miami does not manage public housing activities.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.

Not applicable.

Actions taken to aid troubled PHAs.

Not applicable.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The high cost of homes, low wages and unemployment of many low and moderate-income City residents are the major barriers to affordable housing in the City, as well as lack of available land for affordable housing. The public policies of the City are not intended to be barriers to affordable housing and the following actions are being taken to remove or ameliorate any barriers due to public policies:

Lack of Resources: Over the past five years, the City increased its investment in affordable housing through its general fund and tax increment financing from the North Miami CRA. During the 2020-2021 program year, the North Miami City Council in partnership with the North Miami CRA approved \$726,528 in general funds for affordable housing. In FY 2019-20, the CRA allocated \$1.1 million in rental assistance to pay 2 months' rent for applicants affected by COVID-19. An additional \$726,528 was allocated to rental assistance during the reporting period. This funding was administered by the CRA and not the HSS Department. The CRA's five-year plan is still in process but the North Miami CRA intends to fund more single-family rehabs, first time home buyer projects, and subsidize large scale development to include affordable and workforce housing.

Regulatory Barriers: The Housing and Social Services Department has developed partnerships with other city departments, community-based organizations, banks, and realtors to increase and improve the supply and quality of affordable housing in the City through education and preservation of existing housing stock. The Housing and Social Services and Community Planning and Development Departments work closely together to identify any regulatory barriers to affordable housing and revise or eliminate such regulations when possible.

Housing Element of the Comprehensive Plan: The Housing Element, updated in 2015 and adopted in 2016, includes as one of its primary goals "to ensure that housing in the City is decent, safe, and sanitary to serve the needs of the City's present and future residents." The Housing Element includes goals and objectives that 1) preserve and improve the existing housing stock and new housing construction to meet the needs of minorities, elderly persons, persons with disabilities, and low- and moderate-income households; 2) ensure minimum housing standards through regular code enforcement; 3) coordinate with the Miami-Dade County Office of Historic Preservation to preserve historically or architecturally significant housing; 4) continue to institute the appropriate measures to extend the usefulness, sustainability, and economic life of the housing stock; 5) create a methodology for alleviating overcrowding through home rehabilitation and new housing development with the CRA; 6) provide locations of group homes, foster care facilities, and special needs housing in residential settings; 7) continue to streamline the regulatory processes to avoid unnecessary costs and delay in housing development; 8) continue to be active in identifying the housing needs of the community through periodical housing needs assessments and develop appropriate housing programs; 9) Encourage

partnerships with public and private sector entities involved in affordable housing and establish local housing programs that will assist the City in meeting its present and future affordable housing needs; and 10) ensure an adequate balance of housing in the redevelopment area, with a range of housing options based on densities, intensities, height, type, and size that encourage the creation of new housing units.

The housing related goals of Comprehensive Plan conform to the City's Development Code since the development standards include regulations that permit various housing types and zoning waivers. The Housing Element strategies are being aligned with the Consolidated Plan and Annual Action Plans.

Other Planning and Zoning Strategies

The North Miami Community Planning and Development Department developed the following strategies to encourage the development of affordable housing:

- Reduce minimum dwelling sizes from 750 to 500 square feet and allowing small units/tiny houses. The City is also reviewing the use of accessory dwelling units (ADUs).
- Develop two new transit oriented and other type of districts. Affordable housing developers can reduce costs by utilizing less land and can pass savings on to the end-user.
- One-stop permitting to secure site and building permits which saves time on the approval process.
- Special exception to waive or reduce parking requirements when housing is specifically designed and intended for use by the elderly, persons with disabilities, or other occupants without cars.
- Not requiring infill housing to meet zoning standards such as minimum unit areas and setbacks.
- Offer affordable housing developer incentives such as tax abatements, permit/development fee waivers, expedited permitting, infrastructure cost participations, and electrical rate discounts.
- Periodic assessment of affordable and workforce housing needs such as the recently completed Workforce and Housing Needs Assessment and Housing Revitalization Area Strategy done by the Florida International University Metropolitan Center in conjunction with the North Miami CRA.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of North Miami conducted the following activities in PY2020-2021 to address underserved housing and non-housing community development needs.

Housing: The City continued to support applications from organizations and individuals for federal CDBG and HOME and State of Florida SHIP grants for housing rehabilitation for existing homeowners and new construction or down payment assistance for first time buyers. The City also provides HOME funds to Community Housing Development Organizations (CHDOs) to develop affordable housing.

Non-Housing Community Development: In Program Year 5, the City allocated \$112,430 in CDBG funding to eight (8) not-for-profit community-based organizations (CBOs) to provide social services to the City's at-

risk population. The pandemic in 2020, job losses, dislocation, social distancing requirements created a challenge for City staff and its community-based organizations providing public services. The needs and focus of beneficiaries switched to priorities of shelter, food, health, and survival displacing typical public service activities. Two of the non-profit CBOs withdrew from the program and did not provide services during the program year. The city administered Summer Youth Employment Training Program was not conducted because of the COVID -19 pandemic. Funds provided after-school activities for youths, home delivered meals, counseling recreational activities for seniors, fair housing education and crime prevention youth activities. In this reporting period \$59,618 in CDBG funds was expended on public service activities carried out by the community-based organizations. One hundred and seventy-seven low and very low-income individuals were assisted.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

To protect young children from lead hazards posed by paint, dust and soil in residential structures, the Housing and Community Development Act of 1974 was amended to include the Residential Lead-Based Paint Hazard Reduction Act of 1992 also referred to as Title X. The HSS Department conducts a lead-based paint (LBP) assessment of all housing rehabilitation units constructed prior to 1978 when implementing housing programs. During the reporting period, the City hired Associated Consulting Professionals to conduct lead-based paint inspections of housing rehabilitation and first-time homebuyer projects.

Lead Based Paint Inspections- 31 homes were inspected and evaluated for lead based paint hazards through CDBG, HOME and SHIP funds. A total of \$5,475 was expended on this activity in the reporting period. Lead based paint inspections were done in accordance with applicable health and safety standards and done by licensed professionals. Lead based paint notices were provided to residents as required under local and federal laws.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Per the 2012-2016 American Community Survey Census Bureau data, 24.2% of the City's population were below the federal poverty level. To reduce the number of persons currently living below the poverty level, the City's Housing Program assists eligible homeowners with home repairs by providing deferred loans in amounts up to \$25,000 each from CDBG Program. Also, low-income homeowners are eligible for deferred loans from the HOME Program for housing repairs up to \$40,000. In addition, homeowners also receive grants up to \$5,000 for painting projects. Elderly homeowners were assisted with CDBG funds of \$6,000 per unit.

The HOME and SHIP Programs also provide deferred loans in amounts up to \$40,000 to assist first-time homebuyers with purchase of their homes and both the housing rehabilitation and first-time homebuyer deferred loans are forgiven after a seven (7) year period for the SHIP program and up to years (15) for the HOME program.

These housing assistance programs reduce the financial costs for low- to moderate-income and elderly households on fixed incomes to afford and maintain their homes thereby freeing up their own resources to help them stay above the poverty level. Although the City does not keep that data, there are temporary

construction jobs provided during new construction and rehabilitation.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In PY2020, HSS program staff worked closely with various housing and social service organizations in carrying out its housing and community development activities. Staff provided technical assistance to community-based organizations to assist them with submittal of proposals for CDBG funding through a “How to Apply” Workshop. Program staff also met with the City's Community Redevelopment Agency (CRA), Miami-Dade OCED, local housing organizations, housing developers, rehabilitation contractors, local banks and mortgage companies to coordinate efforts to assist provide affordable housing for low and moderate-income households.

The City of North Miami is committed to a more comprehensive planning system to meet its goals and objectives of addressing the housing and community development needs of the very low, low, and moderate-income households.

In response to the pandemic, HSS Department amended its Citizen Participation Plan to accommodate COVID-19 related CDBG funding (CDBG-CV) in PY 219 and had to amend its Annual Action Plan to receive new supplemental CV funding. The CPP amendment included the use of virtual public meetings to receive public comment. The virtual meeting method increases citizen participation significantly moving from small groups of five to ten in face-to-face meetings with an average of over fifty in virtual meetings. This method will be considered as part of the CPP toolbox post-pandemic.

The City continues to follow established policies and procedures for meeting grant requirements. CDBG and HOME program staff attended HUD sponsored training sessions such as IDIS management; consults with HUD representatives on program regulations and request technical assistance when needed. A housing and community development consultant was hired to assist program staff with various program requirements and ensure grant compliance requirements. Staff took advantage of the free workshops and numerous webinars on HUD Resource Exchange to build capacity for new and existing staff. The HSS staff attended the following training sessions: CDBG Basics, HOME Basics, IDIS Basics, CDBG Subrecipient Basics, HOME ARP, CDBG-CV related training (Economic Development & Public Services), Environmental Review for Public Facilities. One full time staff person was also hired during the period.

To comply with Section 3 Requirements, the City notifies all participating contractors of the Section 3 Business Registry Program. Contractors were encouraged to attend any available training in the area, where they would learn more about the program and promoting their businesses as Section 3 Certified. Furthermore, the Section clause has been incorporated into our Contractor's Guidelines. Additionally, program staff submits annual Section 3 form 60002 as required.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of North Miami collaborated with six (6) private non-profit housing and social services agencies located within and/or serving City residents. The agencies provided public services for seniors, youth,

personal with disabilities, persons needing educational support, health and substance abuse prevention services. Under the CDBG program funding was awarded through a competitive Request for Proposal (RFP) process.

The HSS Department works with the Public Works and Parks and Recreation Department as well as the North Miami Community Redevelopment Agency in carrying out its housing and community development activities. HSS Department also works with the Miami Dade County Homeless Trust and refers clients for assistance.

Collaboration was also fostered by involving housing and social service agencies in the creation of the FY 2020-2024 Consolidated Plan and the FY 2020-2021 Annual Action Plan. The agencies were invited to participate three (3) public meetings held to solicit input and comments on the formulation and development of the Plans.

COVID Impact: Due to the COVID-19 pandemic and the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, the City increased its collaboration with Miami-Dade County, State of Florida, and other services providers to prevent, prepare for, and respond to the coronavirus pandemic. The City received a supplemental allocation of \$452,692 in round #1 CDBG-CV funding and identified new partners in to provide Emergency Rental Assistance, Meal Assistance, Mental Health Assistance, and new Workforce and Business Initiatives.

The City received a round #3 allocation of CDBG-CV funds in the amount of \$637,991 through an amendment to the PY 2019-2020 Annual Action Plan. The funding was used to provide meal assistance, mental health counseling, emergency mortgage, utility, and rental assistance, and Workforce and Business Initiatives to assist households impacted by COVID-19.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of North Miami conducted an Analysis of Impediments (AI) in 2010 and developed an Action Plan to respond to the identified impediments listed below, which are still applicable to some extent.

- **Impediment:** Discrimination based on Protected Classes in Violation of Federal, State, and Local Fair Housing Laws. **Proposed Actions:** Comprehensive fair housing enforcement services, fair housing education and training to the Community, Community Based Organizations, housing providers (including City subcontractors) to ensure compliance with the fair housing laws and the ability to identify and challenge housing discrimination. Implement a fair housing media campaign including interviews on public radio, television, and print media in English, Spanish and Creole. Provide financial support for enforcement of fair housing laws including testing.
- **Impediment:** Shortage of Affordable/Accessible Housing No area-wide cooperative effort to provide affordable housing; an insufficient number of accessible/homeless housing units. **Proposed Actions:** Advocate for and assist in establishing an area-wide Task Force of representatives from jurisdictions, service providers and the homeless. Require strong affirmative

marketing programs for all City-assisted affordable housing developments. Continue to support pre-purchase/post-purchase/delinquency/predatory lending/mortgage fraud counseling and down payment assistance programs. Ensure compliance with the accessibility laws.

- **Impediment:** Strongly Segregated Housing Market Recommendations. **Proposed Actions:** Reduce segregation by providing technical assistance and training in Affirmative Marketing to developers, City government staff, community advocates, and financial institutions. Provide culturally competent fair housing education via workshops in English, Spanish and Creole.
- **Impediment:** Lack of Knowledge of Fair Housing Protections and Redress under Fair Housing Laws **Proposed Actions:** Conduct on-going fair housing media campaign utilizing PSA in local TV/newspapers, local municipal TV channels highlighting national, statewide, and local fair housing news/information. Dedicate a portion of the City's website to Fair Housing, with links to websites and information about complaints and compliance (federal, state, local). Develop online survey to determine the public's knowledge of Fair Housing laws. Appoint an entity to interact with the media to discuss racial/ethnic issues.

In response to the impediments to fair housing choice, the City of North Miami has funded a Fair Housing Education & Outreach Initiative (E&O), implemented throughout the City of North Miami and delivered by HOPE, Inc. CDBG planning, and administration was used to fund the fair housing activity. The E&O initiative is designed to inform the public about their rights to fair housing under federal, state, and local laws. Fair housing workshops educate participants on how to recognize discriminatory housing practices, and the avenues of redress available to them. The initiative benefits persons who are denied access to the housing of their choice because of their race, color, religion, national origin, sex, disability, familial status, age, marital status, or sexual orientation. Service providers are educated similarly to help community-members issue-spot discrimination and make appropriate referrals. In addition, the E&O initiative also addresses a need to educate the housing industry providers about their responsibility to voluntarily comply with the fair housing laws through training and community-wide events.

An on-going media campaign using public service announcements, feature articles, print advertisements and community programs have also been sponsored by the City of North Miami in addition to the dissemination of a quarterly fair housing newsletter that highlights important fair housing news.

Fair housing counseling is provided on the housing discrimination telephone "Help-line" that handles inquiries related to a myriad of housing discrimination related issues.

Fair Housing Initiative activities conducted within the City of North Miami are collected and recorded on an October-thru-September fiscal year calendar. The following tables include data from October 1, 2019, thru September 30, 2020, the dates impacted by the pandemic.

Of the forty persons directly served through fair housing sessions and workshops and helpline and counseling sessions, at least 80% were low to-moderate-income. Such services were less than in previous years due to social distancing requirements and the use of virtual platforms such as Zoom to provide services during the pandemic. Information on fair housing issues was sent to 6,400 individuals and

households through educational materials and the publishing and dissemination of a quarterly fair housing newsletter.

North Miami Fair Housing Activities – FY 2020-2021

Fair Housing Activities	Metrics	No. of Persons served	Outcomes
Fair Housing Community Workshops	Thirteen workshops	19	Increased awareness of fair housing laws and options for recourse if laws are violated.
Educational Materials Distribution	114 locations	6,200	Increased awareness of fair housing laws and options for recourse if laws are violated.
Helpline and Counseling Sessions	Twenty-one sessions	21	Increased awareness, vindication of fair housing rights, accessibility to fair housing resources, and greater understanding of housing and related laws.
Publish quarterly newsletter	Four quarters	200	Increased accessibility to fair housing resources, programs, studies, newsletters distributed throughout the City of North Miami.
Totals		6,440	

Please note: Persons served include electronic outreach – e-mail, social media, and posts to our website. Also, for Facebook, number reported includes 459,873 persons reached in boosts to our service area of Miami-Dade and Broward x (62,489 people in North Miami divided by 4,670,000 people in our service area) – population numbers from US Census Bureau

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The HSS Department has policies and procedures that are used to monitor all CDBG and HOME activities. They are based on the federal, state and local program requirements in the agreement between the sub-grantee and the City. The type and nature of the activity, requirements, and sub-grantee capacity determines the type and frequency of the monitoring. Activities are monitored to identify problems which may result in non-compliance with program requirements, identify any findings or concerns, and to recommend corrective actions to address these. Monitoring of subrecipients/developers can be carried out using the following:

- Desk review of monthly reports to identify expenditure rates, number of clients to be served, adherence to contract scope and any implementation challenges.
- Site visits to confirm observations from desk review and to review the organization's records to ensure program eligibility requirements such as proper financial management, agreements, procurement, policies and procedures, fair employment practices, labor standards are met.

If concerns or findings are identified, they are conveyed to the organization via e-mail, telephone or letter and corrective actions requested from the sub-grantees with a specific time frame for responses.

HSS staff worked one-on-one with subrecipients in person as well as via zoom to review reimbursement packages and reports submitted for corrections, review areas of concerns and make recommendations. The subrecipient files were documented. However, no on-site monitoring of the City's subrecipients was conducted for PY2020 due to the COVID-19 pandemic, social distancing requirements and shutdowns.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The notice of the CAPER availability advertisement was published in a newspaper of general circulation, the Miami Herald ("Neighbors" section), and a local publication, the Miami Daily Business Review on December 1, 2021. The advertisement provided for a 15-day public comment period commencing on December 1 and ending on December 15, 2021. The CAPER in Microsoft Word document format along with sign-in and comment sheets were also made available for public review and comment at the North Miami City Hall at 776 NE 125 Street, North Miami, and the Housing and Social Services Department satellite office and 13753 NW. 7th Ave., North Miami. Copies of the newspaper ads and comment sheets are provided as exhibits to the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes are anticipated in program objectives. The City of North Miami, in accordance with its Five-Year Consolidated Plan (2020-2024), works to comply with HUD's programmatic objectives of providing decent housing, a suitable living environment and expanding economic opportunities for low and moderate-income City residents. The City has carefully selected its activities based on the needs and demands of the community. Furthermore, the activities are consistent with the Consolidated Plan and the Annual Action Plan.

In PY2020-2021, the City did not make any major changes to its goals except to reduce its allocation for economic development activity by \$20,000 because expenditures have been consistently below projections. The amount of CDBG and HOME funds spent on single family housing rehabilitation was reduced because the City has been allocating more local and North Miami CRA funding to that area. Funding for homeownership housing is challenging due to increasing housing prices in the City and limited subsidies. New single-family housing for acquisition and rehabilitated houses for homeownership are so costly that there is only enough subsidy to do more than one or two houses per year.

The City, in partnership with the North Miami CRA, has allocated a total of \$726,528 in General Funds and CRA grants in PY 2020 to address the need for affordable housing and COVID-19 responses in the City because of its experience with the federal grant programs.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Not applicable. A HOME-funded CHDO housing project is still under construction and was delayed by the pandemic. Construction progress inspections were conducted, and monitoring inspections will be started after completion.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of North Miami, in its commitment to fair, non-discriminatory, affordable housing, seeks to ensure that all potential low- to moderate-income beneficiaries for HOME-assisted homeownership units are informed of the opportunities. The City includes language in its HOME agreement with developers including Community Housing Development Organizations (CHDOs) that directs them to affirmatively market the assisted units. Outreach is done through signage, notices, materials, and technical assistance. The housing providers work with the lending community to offer financial products and the real estate community to offer loan products and housing units that meet the needs of households at or below 80 percent AMI.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received program income of \$57123.51 in HOME from homeowners and developers who refinanced and/or repaid their HOME assistance. These funds were allocated to assist low-income families with single family rehabilitation deferred payment loans. In accordance with the first in first out rule, program income on hand was used to fund invoices due to be paid which may not have been rehabilitation activities. See attached PR09 – Program Income Details for the City.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Not applicable.

Appendix A - PY 2020 CAPER Public Comment Newspaper Ads

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Appendix B – PY 2020 CAPER Public Comment Sign-In Sheets

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Appendix C – IDIS PR-09 Program Income Report for PY 2020 CAPER

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Appendix D – IDIS PR-02 Report for PY 2019 N Miami CAPER

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Appendix E – IDIS PR-26 Report for PY 2020 N Miami CAPER

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Appendix F – IDIS PR-26 Origin Year Report for PY 2020 N Miami CAPER

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